

PLANNING COMMISSION MINUTES

April 7, 1993

Present: Vice Chair Mark Green, Mike Holmes, Don Milligan, Elaine McKay; Barbara Hat, City Council Rep.; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: Chairman Dick Dresher, Kathi Izatt, Jeff Chretien, Mick Johnson

The minutes of March 3, 1993 were unanimously approved as written.

Conditional Use:

93-1 Permission to expand a residential preschool to 12 children for Carol McKenzie, 1256 East 2050 South

A revision was made in the preschool and day care provisions which allows an increase from 6 to 12 children by conditional use. Mr. Gehring read two letters received from neighbors who were in opposition to an additional six children because of their concerns for increased traffic on 2050 South Street.

Mrs. McKenzie said the parents park along the curb in front of her property, and she walks with the children to the cars. They do not cross the street. She stated that most of the children live in the neighborhood and are car pooled. She has one session, 9 AM to 11 AM, Tuesday, Wednesday, and Thursday. She does not operate the preschool in the summer months.

The ordinance would allow Mrs. McKenzie to have two sessions per day with 12 children at each session. Planning Commission feels that should Mrs. McKenzie decide at some future time to have a second session, this should be scheduled so that the children would be gone by 2:30 PM, therefore eliminating the increased traffic by teenage drivers after 3:00 PM.

Mike Holmes made a motion to approve the addition of 6 children subject to the condition that there be no session earlier than 8:30 AM, and no session ending later than 2:30 PM; Elaine McKay seconded the motion; unanimously approved.

Subdivision:

Final approval on an extension of 3950 South Street and approval of one building lot; Mark Shaffer, owner.

When Bridlewood Subdivision was developed, 3950 South Street was stubbed off from Bridlewood Drive one lot deep for future extension into property to the north. This property has now been developed as part of the Glade Hollow PUD, so the road will not be extended to the north.

Mr. Schaffer purchased the property remaining between the end of the road and the PUD. In order to have legal frontage for the lot, the road must be extended. He proposes to terminate the road in a 70 ft. diameter cul-de-sac on his property which will give him the necessary frontage. While this does not meet the standards for a subdivision cul-de-sac, it will only serve one lot and does meet the standards for a private drive turnaround. It would be in the best interest of the city to terminate the road with curb/gutter and paving, and staff recommends the plan be approved with the 70 ft. diameter cul-de-sac subject to the following conditions:

1. The curb and gutter be installed around the entire perimeter of the cul-de-sac to city standards;
2. The street be surfaced with 3 inches of asphalt on a 6 inch sub-base;
3. A variance be granted for the reduced size of the cul-de-sac;
4. A variance be granted for construction of the access road on property that exceeds a slope of 30%;
5. Payment of a storm detention fee in the amount of \$964.00;
6. Provide a 7 R. utility easement around the cul-de-sac and along the south and east boundary lines;
7. Extend the water line and place a fire hydrant at end of road;
8. Pay all required utility connection fees and extension costs;
9. Payment of engineering checking fee;
10. All site improvements and utilities to be completed before a building permit is issued.

Elaine McKay made a motion to recommend final approval of the extension of 3950 South Street for the development of this one building lot subject to the recommendations as outlined by staff; Mike Holmes seconded the motion; voting was unanimous.

Meeting adjourned at 6:55 PM.

At 7:00 PM the Planning Commission met with City Council for further study of the proposed new zoning ordinance.